

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Bon Secours ~~District~~ Historic District Inventory Number: B-5117
Address: Bounded by W. Mulberry, Monroe, W. Baltimore, Calverton,
Warwick, W. Lexington Sts. Historic district: X yes ☐ no
City: Baltimore Zip Code: 21223 County: Baltimore City
USGS Quadrangle(s): Baltimore West
Property Owner: various Tax Account ID Number: n/a
Tax Map Parcel Number(s): _____ Tax Map Number: _____
Project: Red Line Corridor Transit Study Agency: Mass Transit Administration
Agency Prepared By: John Milner Associates, Inc.
Preparer's Name: Katherine Larson Farnham Date Prepared: 2/2/2006
Documentation is presented in: Enoch Pratt Free Library--Maryland Room vertical files; Roderick Ryon, West Baltimore
Neighborhoods (1993); Sanborn Maps;
http://www.mdhistoryonline.net/mdmedicine/cfm/dsp_hospitalinfo.cfm?id=227;
<http://www.bshsi.com/about-the-sisters/index.htm>
Preparer's Eligibility Recommendation: _____ Eligibility recommended X Eligibility not recommended
Criteria: A B C D Considerations: A B C D E F G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: yes Listed: yes
Site visit by MHT Staff yes X no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Bon Secours District is a neighborhood of middle- and working-class rowhouses. It is located north of W. Baltimore St., west of Monroe St., south of W. Mulberry St., and east of the industrial area along Calverton St. and the former Pennsylvania Railroad tracks. Its biggest arterial streets are Monroe St., W. Mulberry St., and W. Baltimore St., but streets overall are relatively wide and spacious. On the northwest side of the neighborhood bordering the railroad tracks is a modern school and some modern industrial warehouses along the tracks, and these areas are excluded from the district. Buildings in the neighborhood date primarily from ca. 1890-1930. Streets developed after 1920 have small front lawns and a number of trees.

With the exception of those on primary streets, most houses in the neighborhood are modest in scale and decoration. Many are two-story, two- or three-bay, shed-roofed brick working-class dwellings constructed in Italianate or Richardsonian Romanesque style ca. 1900-1915. They predate the porch-front row house trend and generally have direct sidewalk frontage with small stone or marble stoops leading to transomed front doors. Older houses feature flat fronts with contrasting stone windowsills and decorative

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X Eligibility not recommended _____
Criteria: X A B X C D Considerations: A B C D E F G

MHT Comments:

Ann Tomlins ✓
Reviewer, Office of Preservation Services

B. Kintz
Reviewer, National Register Program

7/26/06
Date

8/7/06
Date

200607166

wood or iron cornices, sometimes with brackets. Slightly later examples have full-height bow-fronts or square bay-fronts and are faced with earth-toned brick. These houses typically have contrasting rusticated stone foundations, windowsills, lintels, and belt courses, and their cornices are denoted by decorative brickwork and wooden molding bands. Some of the bay-front rows alternate square and round bay fronts, and many have paired first-floor windows with prominent stone arch hoods. A final stage of this phase features second-story bay or oriel windows on an otherwise flat-front house. The later phase of the neighborhood brought blocks of porch-front houses with small yards. Many of these are modest, narrow versions with second-floor bay windows, but some blocks feature the wider three-bay daylighter houses introduced after World War I. The porch-front houses in general have details taken from Colonial Revival, Craftsman, and Spanish Revival styles, but are not examples of those styles. Housing on the primary streets is of somewhat richer architectural quality than that on the side streets.

Much of the area south of Franklin St. and west of Monroe St. was farmland until the late nineteenth century, though the Franklin Square neighborhood was well developed east of Monroe St. In the western portion of the Bon Secours District, around Calverton Rd. and Lexington St., was an area with a concentration of slaughterhouses. Urban residential development spread north from W. Baltimore St. and west from Monroe St. beginning in the 1890s but most extant housing postdates 1900. By 1901, some slaughterhouses and cattle pens interspersed with a few dwellings still stood along Calverton Rd. A few rows of new houses had been constructed on Smallwood St. near Lexington, and a streetcar barn stood at the corner of Smallwood and W. Baltimore Sts. Bon Secours Convent was located at the northwest corner of W. Baltimore and Payson Sts., and the German Home for the Aged stood on the northeast corner of the same intersection. Both properties are now part of Bon Secours Hospital. After 1900, much of the neighborhood was developed with speculative row houses within 20 years, though a small number of blocks did not develop until after that point and can be identified by their daylighter-style row houses with small yards. Speculators built block after block of modest row houses to shelter working- and middle-class residents, who could take advantage of expanding streetcar mass transit to access jobs around the city. As in other parts of West Baltimore, the original residents were white, but by the mid twentieth century, the neighborhood was predominantly black and remains so today.

Bon Secours Hospital has historically been a major institution in the neighborhood, and predates most of the residential development there. The Sisters of Bon Secours is a Roman Catholic order founded in 1824 in Paris, France which has historically focused on care of the sick. In an era when hospitals were feared, they focused on home care. In 1881, the Bishop of Baltimore invited the Sisters of Bon Secours to come to Baltimore and establish a convent there. This became the first of several Bon Secours facilities in the United States. The sisters established the first day care center in the U.S. in Baltimore in 1907 to aid working mothers. Bon Secours Hospital was founded by the nuns in 1919, and an affiliated School of Nursing was added in 1921. The hospital has expanded (additions were made in 1958, 1964, and 1972) and remains in operation today, but the original convent was torn down in 1965 when the sisters moved to Marriottsville, MD. The nursing school closed in 1970. Bon Secours Health Care System, as the hospital is now known, presently has a number of outreach programs and facilities serving the surrounding community, including housing developments and resource centers.

The character of Bon Secours is largely the result of speculative development in the early 1900s as the city's transit system and municipal amenities spread westward into formerly rural areas. Its development is not particularly noteworthy or distinct from the development of other Baltimore neighborhoods of the same era. Similarly, its housing stock is of average quality and not overly distinctive. While there are some house groupings that stand out and the neighborhood overall is relatively intact, the majority of neighborhood dwellings are of relatively bland, modest character with little variation. Due to its lack of historic significance and overall distinctive character, the Bon Secours District does not appear to meet NRHP criteria and is recommended not eligible.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

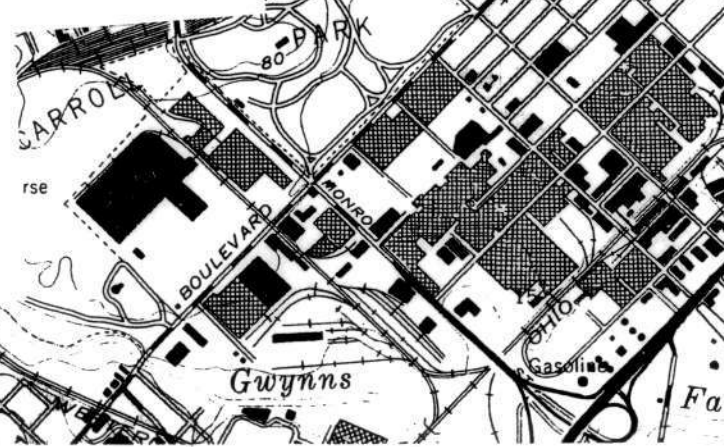
Reviewer, National Register Program

Date



Bon Secours
District
MIHP#: B-5117

Baltimore
West





B-5117

Gorman St., Bon Secours District

Baltimore City, MD

Kate Farnham

6/16/2005

MD SHPD

View S from W. Fayette St.

#1 of 14

027

170



B-5117

200 blk N. Payson St., Bon Secours District

Baltimore City, MD

Kate Ferguson

6/16/2005

MD SHPO

view to SW

#2 of 14

001

114



B-5117

2000 blk. W. Saratoga, Bon Secours District

Baltimore City, MD

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6/16/2005

MD SHPO

View to SW

#3 of 14



B-5117

2100 blk. W. Mulberry St., Bon Secours District
Baltimore City, MD

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6/16/2005

MD SHPO

view to SE

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007

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B-5117

Wheeler Ave., Bon Secours District

Baltimore City, MD

Kate Farnham

6/16/2005

MD SHPD

view to N from Calverton St.

#5 of 14

000

110



B-5117

2200 blk. W. Baltimore St., Bon Secours District

Baltimore City, MD

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6/16/2005

MD SHPO

View to NE from German St

#6 of 14

000

110



B-5117

Bon Secours Hospital, Bon Secours District
Baltimore City, MD

Kate Farnham

6/16/2005

MD SHPD

view to SE from W. Fayette St.

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004

007



B-5117

1900 blk. W. Fayette St. Bon Secours District

Baltimore City, MD

Kate Farnham

6/16/2005

MD SHPO

View to NW

#8 of 14

011

124



B-5117

1900 blk. W. Fayette St, S side, Bon Secours District

Baltimore City, MD

Kate Farnham

6/16/2005

BA BANKING MNN- 4 8819

MD SHPO

View to SW

#9 of 14

010

123



B-5117

100 blk. N. Payson St. Bon Secours District

Baltimore City, MD

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6/16/2005

MD SHPO

View to SSE

#10 of 14

009

122



B-5117

1900 blk. W. Lexington St, Bon Secours District
Baltimore City, MD

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6/16/2005

MD SHPO

view to W

#11 of 14

000

121



B-5117

2300 blk. W. Lexington St, San Seavers District

Baltimore City, MD

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6/16/2005

MD SHPO

view to SW

#12 of 14 015

120



B-5117

2200 blk. W. Lexington St., Gun Secors District

Baltimore City, MD

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MD SHPO

view to ESE

#13 of 14

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B-5117

2400 blk. W. Lexington St, Ben Seowus District

Baltimore City, MD

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6/16/2005

MD SHPO

view to NE from N. Warwide St

#14 of 14 012

125